

ALTA/ACSM LAND TITLE SURVEY

CLIENT

Cardinal Fabricating Corporation

SITE ADDRESS

2021 & 2039 South Lenox Street, City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

Parcel 1:

That part of Government Lot 3 in the Southeast 1/4 of Section 4, in Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows: Commencing at a point in the West line of the Southeast 1/4 of Section 4, in Township 6 North, Range 22 East, said point being the Northwest corner of O'Neill's Subdivision and also lying in the South line of Government Lot 3 in said 1/4 Section; running thence North on and along the West line of said 1/4 Section, 134.72 feet to a point in the Northerly line of a 15 foot right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, said point being the point of the beginning of the land to be described; thence North on and along the West line of said 1/4 Section, 634.81 feet to a point in the Southwesterly line of the Chicago and Northwestern Railway right of way; thence South 39° 39' East on and along said Southwesterly line of the Chicago and Northwestern Railway right of way, 402.04 feet to a point of curve; thence South 39° 39' East on and along said Southwesterly line of the Chicago and Northwestern Railway right of way, being a curved line, the radius of which lying to the Southwest, is 3123.23 feet, and whose long chord is 151.87 feet and bears South 38° 15' 11" East, 151.88 feet to a point in the center line of South Lenox Street extended North; thence South along said center line of South Lenox Street extended North 320.37 feet, more or less, to a point in the Northerly line of a 15 foot right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company aforesaid; thence Northwesterly along the Northerly line of said 15 foot right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, 369.31 feet to the point of beginning, except that part thereof conveyed to the Louis Allis Company by Warranty Deed dated July 15, 1960 and recorded in Volume 4061 of Deeds, Page 378, as Document No. 3826368, and further excepting the East 30 feet and the West 30 feet for street purposes. Property Address: 2021 South Lenox Street

Parcel 1 also known as:

That part of Government Lot 3 in the Southeast 1/4 of Section 4, in Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows: Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 01°00'00" East along the West line of Southeast 1/4 Section 1454.61 feet to a point on the North line of a 15 foot right of way of the Soo Line & Canadian Pacific Railway; thence South 70°55'48" East along said North line 31.56 feet to the point of beginning of lands hereinafter described; thence North 01°00'00" East parallel with and 30.55 feet distant from the West line of said 1/4 Section 608.40 feet to a point on the South line of the Soo Line & Canadian Pacific Railway right of way; thence South 38°39'00" East along said South right of way line 355.03 feet to a point of curvature; thence Southwesterly 102.40 feet along the arc of a curve, whose center lies to the South, whose radius is 3123.23 feet and chord bearing South 37°42'25" East 102.40 feet to a point on the West line of South Lenox Street; thence South 01°00'00" West along said West line 349.94 feet to a point on the North line of said 15 foot right of way; thence North 70°55'48" West along said North line 305.65 feet to the point of beginning.

Parcel 2A:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, in Block 5, in O'Neill's Subdivision of 13.89 acres of land in Partition of Lot 4 in the Southeast 1/4 of Section 4, in Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin. Together with the vacated alley lying between said Lots 12, 13 and 14 on the West and Lots 15, 16 & 17 on the East. Excepting therefrom that part of said Lot 15 lying North of a line parallel to and 25 feet distant Southerly (measured at right angles) from the center line of the railway of the Chicago, Milwaukee & St. Paul Railway Co., as now located.

Also the North 37 feet of a 20 foot wide alley running North and South between Aldrich Street and Lenox Street in a line immediately to the East of Lots 9, 10 and 11 in Block 5, in O'Neill's Subdivision of 13.89 acres of land in Partition of Lot 4 in Section 4, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Also, that part of Government Lot 3 in the Southeast 1/4 of Section 4, in Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows, to-wit: Commencing at a point in the Northwest corner of O'Neill's Subdivision in the Southeast 1/4 of Section 4, Township 6 North, Range 22 East, said point also lying in the South line of Government Lot 3 in said 1/4 Section; running thence East along the South line of Government Lot 3 aforesaid, 30 feet to a point, said point being the point of beginning of the land to be described; thence North and parallel to the West line of said 1/4 Section 108.48 feet to a point in the Southwesterly line of a 15 foot right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence Southeasterly along the Southwesterly line of said right of way 306.09 feet to a point in the West line of South Lenox Street extended North; thence South along the West line of South Lenox Street extended North 7.67 feet to a point in the South line of said Government Lot 3; thence West along the South line of Government Lot 3 aforesaid 290.50 feet to the point of beginning.

Also, That part of Government Lot 3 in the Southeast 1/4 of Section 4, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, described as follows: Commencing at a point in the West line of said 1/4 Section, which point is in the Northwest corner of O'Neill's Subdivision, a recorded Subdivision in said 1/4 Section and also in the South line of said Government Lot 3; running thence East along the North line of said Subdivision and the South line of Government Lot 3 aforesaid, 18.00 feet to the point of beginning of the land to be described; thence North and parallel to the West line of said 1/4 Section, 112.65 feet to a point in the Southerly line of a 15.00 foot right of way of the Chicago, Milwaukee, St. Paul & Pacific Railroad; thence Southeasterly along said Southerly right of way line 12.64 feet to a point which is 30.00 feet East of and normal to the West line of said 1/4 Section; thence South and parallel to said West line, 108.48 feet to a point in the South line of said Government Lot 3 and the North line of said Subdivision; thence West along the South line of said Government Lot 3 and the North line of said Subdivision, 12.00 feet to the point of beginning. Property Address: 2039 South Lenox Street

Parcel 2B

That part of Lot 15, Block 5 in O'Neill's Subdivision of 13.89 acres of land in Partition of Lot 4, in Section 4, in Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, lying North of a line parallel to and 25 feet distant Southerly (measured at right angles) from the center line of the railway of the Chicago, Milwaukee & St. Paul Railway Co.

Parcel 2A & 2B also known as:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, and vacated alleys in Block 5, in O'Neill's Subdivision of 13.89 acres of land in Partition of Lot 4 and land in part of Government Lot 3 in the Southeast 1/4 of Section 4, in Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin. more particularly described as follows: Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 01°00'00" East along the West line of Southeast 1/4 Section 1319.89 feet to the Northwest corner of O'Neill's Subdivision the South line of Government Lot 3 in said Southeast 1/4 Section; thence North 89°30'10" East along said South line 18.00 feet to the East line of South Aldrich Street and point of beginning of lands hereinafter described; thence North 01°00'00" East along said East line 112.60 feet to a point on the South line of a 15 foot right of way of the Soo Line & Canadian Pacific Railway; thence South 70°55'48" East along said South line 317.56 feet to a point on the West line of South Lenox Street; thence South 01°00'00" West along said West line 96.21 feet to a point on the South line of Lot 17 in O'Neill's Subdivision; thence South 89°30'10" West along said South line 135.00 feet to the East line of a vacated alley; thence South 01°00'00" West along said East line 37.00 feet to a point on the North line of a public alley; thence South 89°30'10" West along said North line 20.00 feet to a point on the West line of said alley; thence South 01°00'00" West along said West line 200.00 feet to a point in the North line of East Bay Street; thence North 59°00'00" West along said North line 17.92 feet to a point; thence North 85°30'00" West along said North line 119.65 feet to a point on the East line of South Aldrich Street; thence North 01°00'00" East 307.18 feet to a point on the South line of Government Lot 3 in said Southeast 1/4 Section; thence South 89°30'10" West along said south line 12.00 feet to the point of beginning.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the West line of the SE 1/4 bears N01°00'00"E.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company File No.: 143492, effective date of January 27, 2015 which lists the following easements and/or restrictions from schedule B-II:

6, 7, 8, 10, 11 & 20 visible evidence shown, if any.

1, 2, 3, 4, 5, 9, 21, 22 & 23 not survey related.

12. Easement granted to the Chicago, Milwaukee, St. Paul and Pacific Railroad Company by an instrument dated August 26, 1976 and recorded on September 24, 1976, Reel 962, Image 84, as Document No. 5040544. (Parcel 1) **Affects site by location, shown.**

13. Easement granted to Wisconsin Electric Power Company by an instrument dated March 26, 1976 and recorded on April 20, 1976, Reel 922, Image 599, as Document No. 4994988. (Parcel 1) **Affects site by location, shown.**

14. Easement Deed by Court Order in Settlement of Landowner Action granted to Sprint Communications Company L.P., Qwest Communications Company, LLC and WitTel Communications, Inc. pursuant to instrument dated January 14, 2013 and recorded on April 16, 2014, as Document No. 10351439. (Parcel 1) **Affects Parcel 1 only, cannot be plotted.**

15. Easement granted to Wisconsin Electric Power Company by an instrument dated March 1, 1973 and recorded on April 5, 1973, Reel 712, Image 2002, as Document No. 4751066. (Parcel 2) **Affects site by location, approximate location shown.**

16. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument dated November 12, 1958 and recorded on November 25, 1958, in Volume 3876 of Deeds, Page 535, as Document No. 3700658. (Parcel 2) **Affects site by location, unable to be plotted.**

17. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company by an instrument dated June 30, 1959 and recorded on July 14, 1959, in Volume 3947 of Deeds, Page 84, as Document No. 3748609. (Parcel 2) **Affects site by location, shown.**

18. Reservation of rights to spur track and right of way as disclosed in Warranty Deed dated July 10 1942 and recorded on July 10, 1942, as Document No. 2380459. (Parcel 2) **Affects site by location.**

19. Reservation of rights to spur track and right of way as disclosed in Warranty Deed dated May 22, 1942 and recorded on May 22, 1942, as Document No. 2371834. (Parcel 2) **Affects site by location.**

PARKING SPACES

There are no parking spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0094E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

Site (2021 South Lenox Street) is zoned: IH (Industrial-Heavy) Front, side & rear setback: none Maximum building height: none

Site (2039 South Lenox Street) is zoned: IO2 (Industrial-Office/older) Front, side & rear setback: none Maximum building height: none

LAND AREA

The Land Area of Parcel 1 is 139,563 square feet or 3.2039 acres.

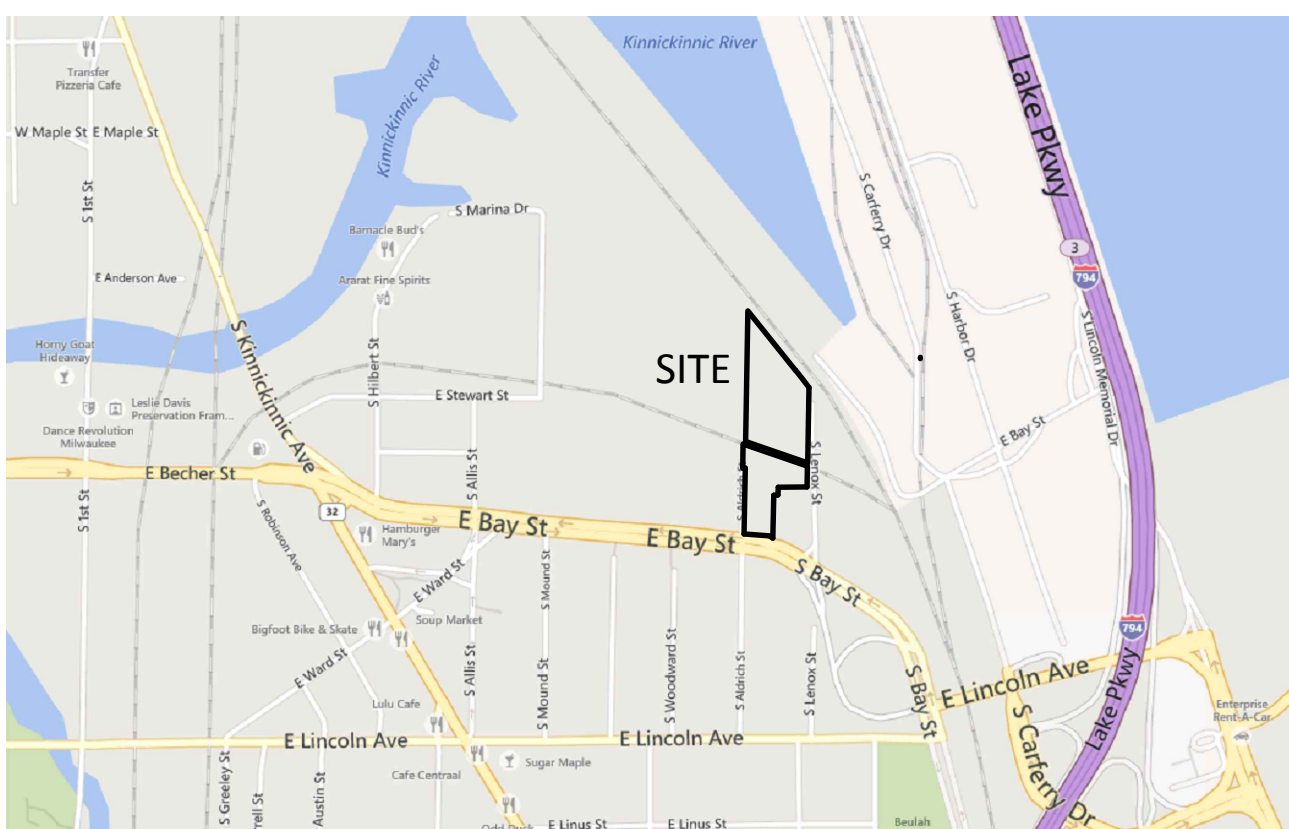
The Land Area of Parcel 2 is 74,719 square feet or 1.7153 acres.

The Total Land Area of the subject property is 214,282 square feet or 4.9192 acres.

NOTES

Site was snow covered at the time of survey.

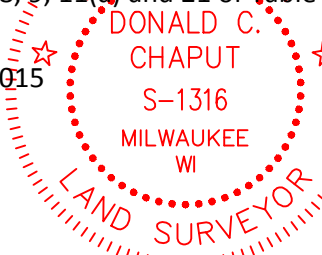
VICINITY MAP



To: Cardinal Fabricating Corporation
First American Title Insurance Company

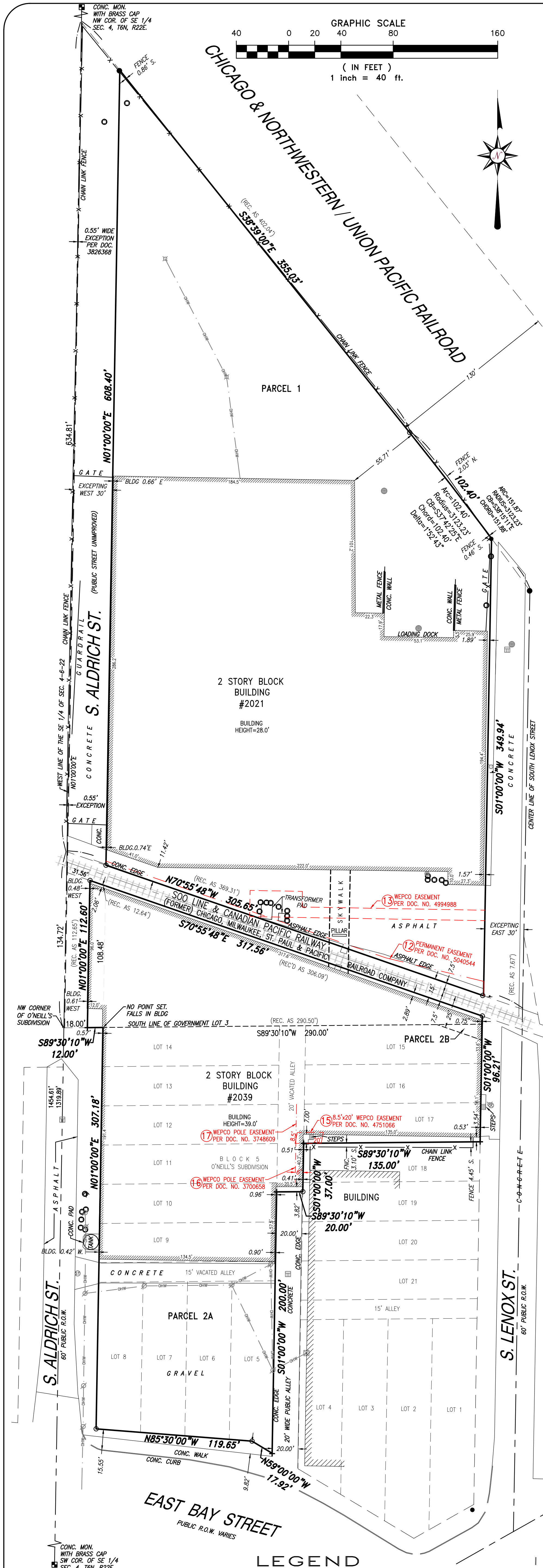
This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13(a), and 21 of the said Standard. The field work was completed on January 14, 2015.

Date of Map: January 21, 2015
Revised: February 9, 2015



Donald C. Chaput
Registered Land Surveyor
Registration Number S-1316

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LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- ◆ SANITARY CLEANOUT OR VENT
- M.J.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- STORM SEWER END SECTION
- x GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT

- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE

- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX

- ✱ RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- FENCE